

**Substitute Trustee's Deed
Indexing Instructions**

Lot 77, Sec C, First Revision, Magnolia Estates S/D, Sec 35, T-1-S, R-6-W, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 27th day of January, 2006, Rosanne R. Watkins, a single person, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2,400 at Page 580; and

WHEREAS, on the 15th day of March, 2007, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2682 at Page 548; and

WHEREAS, on the 15th day of March, 2007 the Holder of said Deed of Trust substituted and appointed **Emily Kaye Courteau**, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2682 at Page 549; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, **Emily Kaye Courteau, Substitute Trustee** advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated **May 9, 2007** by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 5th day of June, 2007, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, **Emily Kaye Courteau, Substitute Trustee**, did on the 5th day of June, 2007, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 77, Section C, First Revision, Magnolia Estates Subdivision, situated in Section 35, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 36, Page 21 in the Chancery Clerk's Office of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, N.A. was the highest bidder and best bidder, therefore, for the sum of \$100,416.56 and the same was then and there struck off to Wells Fargo Bank, N.A. and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

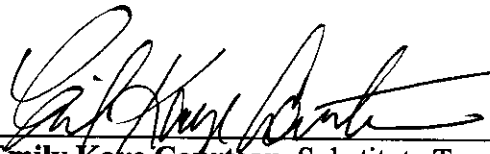
NOW THEREFORE, I, **Emily Kaye Courteau, Substitute Trustee**, for the consideration of \$100,416.56 do hereby convey the above-described property to Wells Fargo Bank, N.A..

I convey only such title as is vested in me as **Substitute Trustee**.

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rt/F07-0603

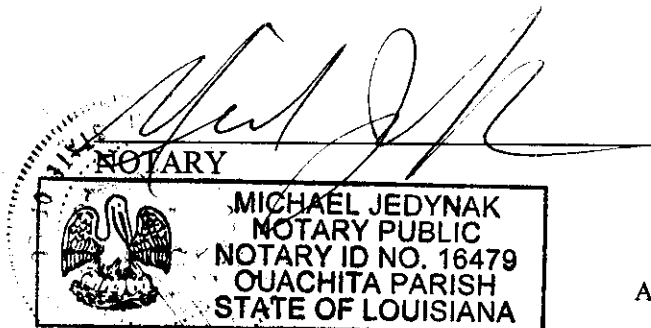
WITNESS MY SIGNATURE, this the 11 day of June, 2007.


 Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 11 day of June, 2007, the within named **Emily Kaye Courteau, Substitute Trustee**, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



AT DEATH
 MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:
 Emily Kaye Courteau
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

GRANTEE:
 Wells Fargo Bank, N.A.
 7495 New Horizon Way
 Frederick, MD 21703
 800-662-3806

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 27th day of January, 2006, Rosanne R. Watkins, a single person, executed and delivered a certain Deed of Trust unto Arnold Weisa, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2400 at Page 580; and

WHEREAS, on the 15th day of March, 2007, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2682 at Page 548; and

WHEREAS, on the 15th day of March, 2007, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2682 at Page 549; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 5th day of June, 2007, I will during legal hours, at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 77, Section C, First Revision, Magnolia Estates Subdivision, situated in Section 36, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 36, Page 21 in the Chancery Clerk's Office of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee

Volume No. 112 on the 15 day of May, 2007

Volume No. 112 on the 22 day of May, 2007

Volume No. 112 on the 29 day of May, 2007

Volume No. _____ on the _____ day of _____, 2007

Volume No. _____ on the _____ day of _____, 2007

Volume No. _____ on the _____ day of _____, 2007

Diane Smith

Sworn to and subscribed before me, this 29 day of May, 2007,

By Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

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B. 2 subsequent insertions of 658 words @ .10 \$ 65.80

C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 108.28

WITNESS MY SIGNATURE: this
day May 9, 2007
Emily Kaye Courteau
Substitute Trustee
2309 OLIVER ROAD
MONROE, LA 71201
(318) 330-9020
rf07-0603
PUBLISH: 5-15-07/ 5-22-07/ 5-29-07